

ATTACHMENT B CONCEPTUAL SITE PLAN

PROJECT DATA

CIVIC ADDRESS:
- 3397 TUNNAH ROAD, NANAIMO

LEGAL DESCRIPTION:
LOT 23, DISTRICT LOT 18,
WELLINGTON DISTRICT, PLAN VIP13120,
PROPERTY No 113932.

-PID: 004-703-561

ZONING: EXISTING - R1 (Single Dwelling Residential)
PROPOSED - R7 (Row House Lot)

SITE AREA: 6711.43 m²

BUILDING HEIGHT:
ALLOWABLE: 9m (Flat Roof)/ 10.5m (Sloped Roof)

SETBACKS: ALLOWABLE:
FRONT: 3.0m
REAR: 3.0m
SIDE YARD: 1.5m

RESIDENTIAL DENSITY:

Recommended: Suburban Neighbourhood ~25 units per hectare

Proposed: 34 Units:

4 BRM - 5 units

3 BRM - 23 units

2 BRM - 4 units

1 BRM - 2 units

GFA: 50052sqf (4650m²)

FAR: PROPOSED: ALLOWABLE:
0.693 0.7

LOT COVERAGE: PROPOSED: ALLOWABLE:
2421m² (36%) 70%

RESIDENTIAL PARKING (Area 1): 69 stalls (required); 69 stalls (proposed)

3+ BRM 28 x 2.00 = 56

2 BRM 4 x 1.8 = 8

1 BRM 2 x 1.45 = 3

Accessible - 2

Total: 69

EV - 4

Visitor - 3

Proposed SRW

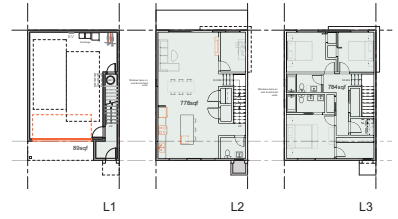
Strata Plan VIS6988



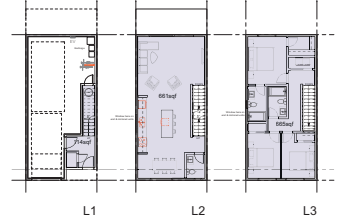
1 Site Plan
A011 Scale: 1/32\"/>



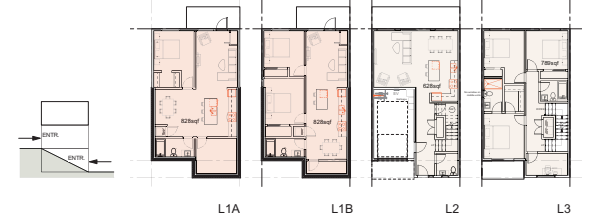
TH TYPE 1 (1651sqf; 153.4m²)



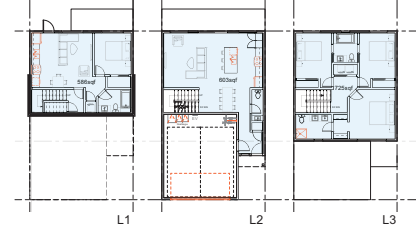
TH TYPE 2 (1440sqf; 133.8m²)



TH TYPE 3 (2245sqf; 208.6m²)



TH TYPE 4 (1914sqf; 177.8m²)



0 10' 0\"/>

3397 Tunnah Road

Nanaimo BC
21 March 2025

Site Plan; Project Data

RECEIVED
RAS16
2025-APR-28

dHKarchitects

